

HOMESTEAD OWNERS ASSOCIATION INC.

Board Meeting

April 8, 2022

(Noticed and Attended as Zoom Meeting)

ATTENDANCE:

Present Were Board Directors:

Erin Allen	Joanna Kerwin	Norm Green
Bill McNamara	Alyson Leingang	Cealy Fellman
Kris Miller		

Also Signed In:

Tracy Erickson	Kim Baugh	Benjamin Swig
Greg Fedeczko	Deb Shay	Meg Kelly
David Hampton	Carrie Hampton	Jay Spickelmier
Paul Dumas	Carrie Dill	Gabe Shalley
Julie Kresko		

1. Call to order – 9:00am
2. DRC – Hearings (Required and Requested) / Compliance Issues / Report
 - None
3. Member Input
 - Homestead owner Benjamin Swig was present to introduce himself and ask for support from the community as he is running for the Eagle County Ambulance Board.
4. New Business
 - Declarations Change – Adding Short Term Rental Restrictions – Informational Item 2022-4-1 – The Board announced that they have reached out to our attorney to look into the possibility of adding restrictions to short term rentals in the neighborhood. They will be discussing this topic during executive session. A few owners were present to ask questions about what the attorney said, what our current docs say, and give comments. Discussion will continue at the May meeting.
 - Eagle County Animal Services – Informational Item 2022-4-2 – Eagle County Animal Services is proposing creating a uniform leash control code across municipalities and unincorporated areas of Eagle County. Eagle County currently does not enforce rules on private property.
 - Fire Mitigation – Information Item 2022-4-3 – Tracy Erickson announced that representatives from Eagle River Fire Protection District would like to do mitigation efforts on Homestead Open Space areas, as well as the Eagle County owned Homestead “L” Open Space. The majority of our neighborhood is in a moderate risk zone, with some areas in a high risk zone. They would like to remove all vegetation down to 2 inches, including sage/pinions etc. A map of the proposed mitigation areas is available on our website. Board members and neighbors had many questions and concerns regarding the plan. Discussion on this topic will continue at the May meeting.
5. Matters Pending
 - None
6. Approval of Minutes
 - March 11th, 2022 Meeting Minutes - Action Item 2022-4-1 - After discussion and amendment, and upon motion made by Director Allen and seconded by Director Miller, it was RESOLVED that the March minutes be, and hereby are APPROVED as presented.

7. Financial
 - Approve Financials – February 2022 - Action Item 2022-4-2 - After discussion and amendment, and upon motion made by Director Fellman and seconded by Director Kerwin, it was RESOLVED that the financials from February 2022 be, and hereby are APPROVED as presented.
8. Director and Programs Reports
 - Director's Report – COVID 19 Update – Restriction and Club Policy Review – Informational Item 2022-4-4 – Tracy Erickson reported that the club is operating back to normal, with the exception of towels. He asked the board to discuss if they would continue with Zoom meetings or would like to move back to in person. After discussion and amendment and upon motion duly made by Director Green and seconded by Director Kerwin, it was RESOLVED that meetings be and hereby will continue as is, on Zoom, until another motion is made to change it.
9. Adjourn to Executive Session: 10:09am
10. Executive Session: Contract and Legal Negotiations; Personnel Issues
 - Salter – 463E Edwards Village Boulevard – Installed Changes to Approved Plans Legal – Informational Item 2022-4-5
 - Declarations Change Legal – Adding Short Term Rental Restrictions – Informational Item 2022-4-6
11. Re-convene Meeting
12. Adjourn